

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/40 MARGOT STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/29 VISION STREET CHADSTONE VIC 3148	\$1,000,000	18-Nov-23
1B/12 ATKINSON STREET CHADSTONE VIC 3148	\$1,025,000	21-Oct-23
2/146 HIGH STREET ROAD ASHWOOD VIC 3147	\$1,133,000	09-Dec-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 February 2024



**1/29 VISION STREET CHADSTONE
VIC 3148**

Sold Price

^{RS}

\$1,000,000

Sold Date

18-Nov-23

 3  2  2

Distance

0.19km



**1B/12 ATKINSON STREET
CHADSTONE VIC 3148**

Sold Price

\$1,025,000

Sold Date

21-Oct-23

 3  2  2

Distance

0.55km



**2/146 HIGH STREET ROAD
ASHWOOD VIC 3147**

Sold Price

^{RS}

\$1,133,000

Sold Date

09-Dec-23

 3  2  2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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